



114 THE CLOSE SALISBURY

A light and airy, south facing, first floor apartment in Salisbury's Cathedral Close





Forming part of the development known as Sarum St Michael, 114 is a light and airy, south facing apartment which has been well maintained by the current owners. Internally the rooms are of good proportions and the majority of them have views out onto the communal gardens.

The development sits in the heart of Salisbury's Cathedral Close which is an extremely attractive enclave in the city. The residents have the right to use the three acres of communal gardens which run down to the River Avon and have delightful views over the water meadows, beyond and back up towards the Cathedral spire. On site there is also residents parking, a bike store and the services of a daily caretaker.

Salisbury supports an excellent range of shopping, education, leisure and cultural facilities, as well as a mainline station with trains to London Waterloo, journey time approximately 90 minutes. There is also a well thought of playhouse and a twice weekly charter market.

The apartment is approached via a communal entrance hall which leads to a lobby where there is a cupboard with shelving and an electric meter. The front door of the apartment opens into the:-

ENTRANCE HALL

Wide and welcoming with space for some pieces of furniture, the entry phone and a useful coats cupboard with electric trip switches. There is a second cupboard housing a recently fitted Viessmann boiler for central heating and hot water and with space for



additional storage.

SITTING ROOM

A bright room with a wide window overlooking the communal gardens. Television and telephone points.

KITCHEN/BREAKFAST ROOM

A good sized area with a range of high and low level storage units with space and plumbing for a washing machine and dishwasher, space for an under counter fridge and electric oven (with extractor hood over), space for a breakfast table, worktop with sink and drainer unit (with mixer tap over). Tiled splashbacks, wall mounted shelving and a gas meter concealed within one of the cupboards.

BEDROOM 1

A good sized double room with a telephone point.

BATHROOM

Stylishly fitted with a white suite of low level WC, pedestal wash hand basin and deep bath. There is a corner shower unit with mixer shower, half height tiling, wall mounted mirror, Linolite and shaver point. Wall mounted medicine cabinet.

BEDROOM 2

Currently used as a dining room with a window overlooking the communal gardens. There are two double wardrobes and a further storage cupboard with shelving, telephone point.

OUTSIDE

The grounds of Sarum St Michael are very well planted and maintained with a large area of lawn with river frontage and numerous benches on which to sit out and enjoy the views. There is resident's parking for one car and for visitors. We understand there is a bike storage shed which is available on a "first come, first served" basis.

SERVICES

Mains electricity, water, gas and drainage are available.

COUNCIL TAX

Band F. Charge for 2015/2016 - £2,247.98

TENURE

Leasehold - 125 years from 29th September 1979

OUTGOINGS

Service Charge for 2015/2016 – £1,702.75

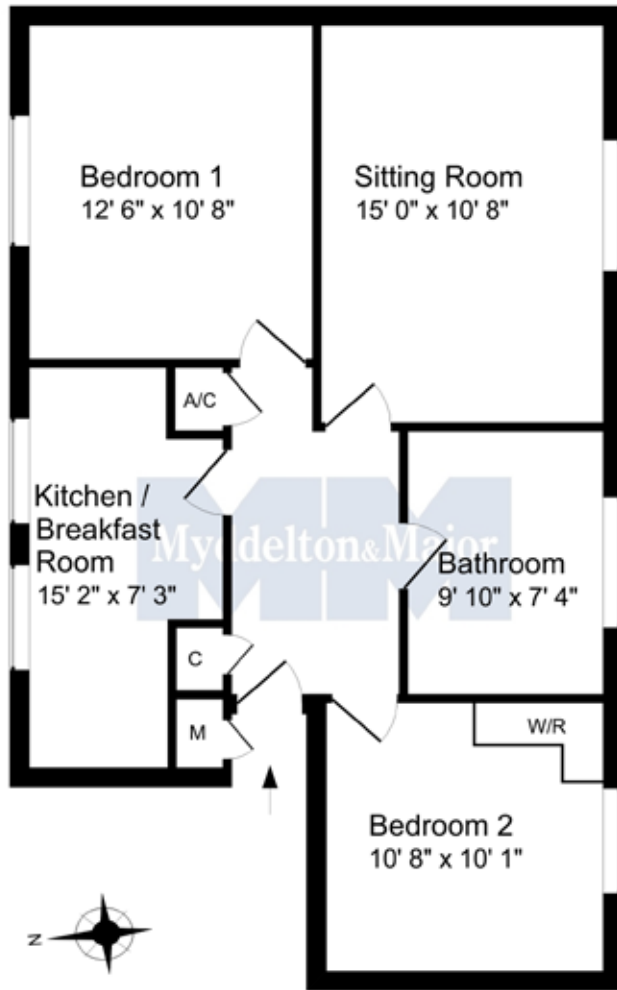
Ground Rent for 2015/2016 – £35.42

POST CODE

SP1 2EY

Reference: 16549.160310





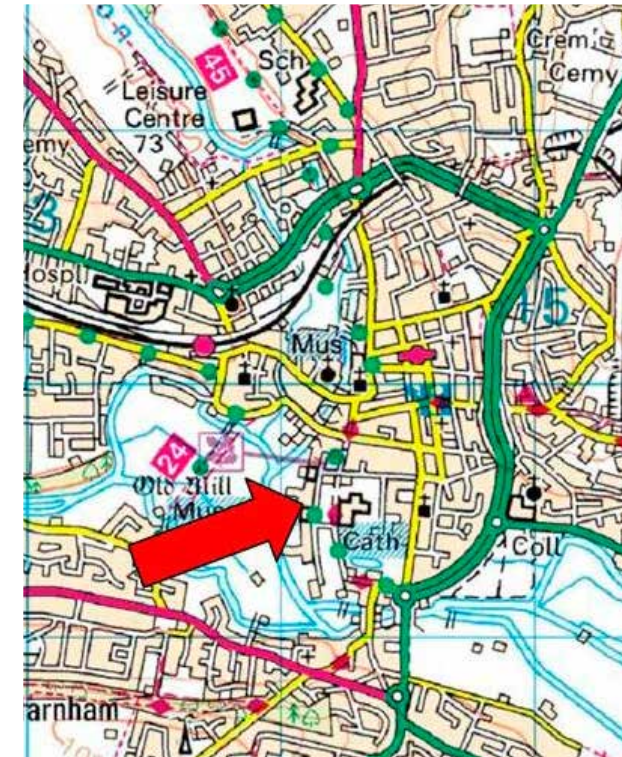
Approximate Gross Internal Floor Area 685 Sq. Ft./ 63.5 Sq. M

Energy Efficiency Rating		Current	Potential
(10-14) A			
(11-15) B			
(16-18) C		77	84
(19-21) D			
(22-24) E			
(25-27) F			
(28-30) G			

Not energy efficient - higher running costs

Environmental Impact (CO ₂) Rating		Current	Potential
(1-10) A			
(11-15) B			
(16-20) C		75	82
(21-25) D			
(26-30) E			
(31-35) F			
(36-40) G			

Not environmentally friendly - higher CO₂ emissions



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